

La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

Contact Us:

Mail: PO Box 889, La Jolla, CA 92038

Web: www.lajollacpa.org

Voicemail: 858.456.7900

Email: info@lajollacpa.org

President: xxxxxxxx

Vice President: Helen Boyden

2nd Vice President: Bob Steck

Secretary: Dede Donovan

Treasurer: Janie Emerson

DRAFT AGENDA –

Regular Meeting | Thursday, 7 September 2017, 6:00 pm

6:00pm

1.0 Welcome and Call to Order:

Please turn off or silence mobile devices

Meeting is being recorded

2.0 Adopt the Agenda

3.0 Meeting Minutes Review and Approval

4.0 Officer Reports

4.1 Treasurer

4.2 Secretary

**Scheduled Minutes takers: September: Courtney; October: Brady; November: Merten;
December: Donovan**

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry –

Rep: **Mauricio Medina**, 619-236-6611, mauriciom@sandiego.gov

5.2 78th Assembly District: Assemblymember Todd Gloria

Rep: **Javier Gomez** 619-236-6633 javier.gomez2@asm.ca.gov

5.3 39th Senate District: State Senator Toni Atkins

Rep: **Chevelle Newell Tate**, 619-645-3133, Chevelle.Tate@sen.ca.gov

6.0 President's Report – Information only unless otherwise noted

6.1 Special Election underway; polls close 7:00 PM. Results announced when available

6.2. Project Updates

a. Blue Heron Appeal filed June 13, 2017—because LJCPA filed an Environmental Appeal, the appeal will be heard by the City Council—date to be determined

b. **ACTION ITEM: Elect representative to represent LJCPA at Hillel Project City Council (Process 5)** hearing which has been postponed to Monday October 2, 2017 at 2:00 pm due to improper noticing of the ROW Vacation.

6.3 Help Wanted

a. Trustee to represent LJCPA at Community Planners Committee Meetings Fourth Tuesdays downtown from 7:00 to 9:00 PM

b. Interested member to review City email notices about potential historical buildings (45 years and up) that are proposing remodels, demolitions etc.

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

7.0 Non-Agenda Public Comment

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.

7.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov

7.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>

7.3 General Public

8.0 Non-Agenda Trustee Comment

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less.

9.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.

9.1 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml>

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html>

9.3 UC San Diego Long Range Development Plan CAG <http://lrdep.ucsd.edu>

10.0 Consent Agenda- Action Items

The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Monday, 4:00 pm

DPR – Development Permit Review Committee, Chair TBD, 2nd & 3rd Tuesday, 4:00 pm PRC –

La Jolla Shores Permit Review Committee, Chair Dave Gordon 4th Tuesday, 4:00 pm

T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

→ See Committee minutes and/or agenda for description of projects, deliberations, and vote.

→ Anyone may request a consent item be pulled for full discussion by the LJCPA.

→ Items “pulled” from Consent Agenda are trailed to the next LJCPA meeting.

10.1 Hardiman Residence: 5626 Dolphin Place Project No: 550448 (Process 3) Coastal Development Permit for the demolition of existing Single Dwelling Unit and construction of a new SDU of two stories over basement with a total of 4,110 square feet of new construction. The 0.11 acre site is located at 5626 Dolphin Place in the coastal (Appealable) overlay zone of the RS-1-7 base zone in the La Jolla community plan area.

DPR MOTION 8/15/2017: Findings **CAN NOT** be made to approve the Hardiman Residence Project: the requirement for two additional parking spaces should be resolved since the Project location is in the beach parking impact area, lack of articulation on East wall, and due to the high floor to ceiling heights, proposal as presented is inconsistent with neighborhood scale and character. **(5-1-1)**

10.2 Vocational English School: 7979 Ivanhoe Avenue; Project No.:555943 (PROCESS 3) Conditional Use Permit to convert an existing second floor office space to a 5,957 square foot Vocational English School. The 0.60 acre site located within the Coastal Overlay zone (Non-Appealable) at 7979 Ivanhoe Avenue in Zone 1 of the La Jolla Planned District within the La Jolla Community Plan area.

DPR MOTION: 8/15/2017

Findings can be made for a Conditional Use Permit to convert an existing second floor office space to a 5,957 square foot Vocational English School. The 0.60 acre site located within the Coastal Overlay zone (Non-Appealable) at 7979 Ivanhoe Avenue in Zone 1. **(6-0-1)**

10.3 EC English School: 7979 Ivanhoe Avenue, La Jolla, Ca 92037 -- Conditional Use Permit to convert an existing second floor office space to a 5,597 square foot Vocational School. Use conforms with LJPDO section 159.0210 And 159.0211

PDO Motion: We find that this project **conforms** with the PDO regulations and a motion to approve was made by Pitrofsky, seconded by Parker. Vote: 4-0-1

10.4 La Jolla Art and Wine Festival- Request for Temporary Street Closures on portions of Girard Ave, Wall Street, and Silverado Street for the annual fundraising event benefitting La Jolla Public Schools on Saturday October 7 and Sunday October 8 (Laurel McFarlane)

T&T Motion: Approve temporary street closures for portions of Girard, Silverado, and Wall Street on October 7-8 for the annual La Jolla Art and Wine Festival: Earley, Second: Ryan 8-0-0

10.5 So Fine on Kline- Request for Temporary Street Closure of Kline Street between Girard Ave and Herschel Ave related to the 5th annual event on Sunday November 12. (Tresha Souza)

T&T Motion: Approve temporary street closure on Kline St between Girard and Herschel Ave on Sunday November 12 for the 5th annual So Fine on Kline Event: Brady, Second: Gantzel 8-0-0.

10.6 La Jolla Shores Fall Fest- Request for Temporary Street Closure of a portion of Avenida de la Playa for the 10th annual event on Sunday October 15 (Sharon Luscomb)

T&T Motion: Approve temporary street closure of a portion of Avenida de la Playa on Sunday October 15 for the 10th annual La Jolla Shores Fall Fest: Ryan, Second: Bailey 8-0-0

10.7 City Proposed Controls for the Herschel Ave/Kline Street Intersection- Revised pedestrian crossing striping and temporary bulb-outs to enhance pedestrian safety requested by Stella Maris Academy (Julie Hollis)

T&T Motion: Approve City's proposed temporary pedestrian safety improvements at the Herschel Avenue/Kline Street intersection on a one-year trial basis with an effectiveness evaluation to occur at the conclusion of that timeframe: Brady, Second: Bailey 8-0-0

10.8 ☐ Dostart Residence 3115 Bremerton Place ☐ Project # 549333 (Process 3) Site Development Permit for the demolition of an existing 2,681 sq ft single story, single family home and construct a new 5,103 sq ft two-story single family residence with attached garage and cover rear patio on a 15,007 sq ft lot. Existing FAR: .18 New FAR: .34

PRC Motion: Findings **can** be made for the Site Development Permit (SDP) and Coastal Development Permit (CDP) for Project # 549333. Motion made by Tony Crisafi and 2nd by Myrna Naegle. Vote 5-0-2; Abstains: Janie Emerson- acting Chair, Michael Czajkowski- Friend of presenter

The following agenda items, are "Action Items," unless otherwise noted and may be *de novo* considerations.

Prior actions by committees/boards are listed for information only.

11.0 Seawall Maintenance 5322 & 5328 Calumet Avenue – (Process 3) Coastal Development Permit to stabilize a portion of the coastal bluff located within dedicated public right of way between 5322 and 5328 Calumet Ave. The site is in the RS-1-7 zone, Coastal (Appealable) overlay zone within the La Jolla Community Plan Area.

DPR Motion: Findings can be made for a Coastal Development Permit to stabilize a portion of the coastal bluff located within dedicated public right of way between 5322 and 5328 Calumet Ave. (6-0-1) **Pulled from July consent Calendar.**

12.0 Time Certain 6:30. City Staff will present on TPR Corridor at the September meeting- organized by Steven Bliss
INFORMATION ONLY (TPR)

13.0 Addition of Stanchions to Outline Striped 'No Parking' Area where Playa Del Norte meets Neptune Place.

T&T Motion: To Approve the addition of Stanchions to outline striped "No Parking" Area where Playa Del Norte meets Neptune Place: 7-0-0. **Pulled from July consent calendar.**

LJCPA Motion (8/3/2017): Continue to next month to allow trustees to make site visits (Donovan/ Ahern) (7-6-1) Motion Carries.

14.0 La Jolla Blvd CDP/MW – 7209 & 7211 La Jolla Blvd(PROCESS 3) FLAT FEE - Coastal Development Permit and Map Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non-Appealable), at 7209 & 7211 La Jolla Boulevard in the RM-1-1 of the La Jolla Community Plan area within Council District 1.

DPR Motion: Findings CAN be made for a Coastal Development Permit and Map Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non-Appealable), at 7209 & 7211 La Jolla Boulevard in the RM-1-1 of the La Jolla Community Plan area within Council District 1. (Will / Collins, 6-1-1) **Pulled from August consent/calendar.**

15.0 Rosemont Duplex MW -654-656 Rosemont Street (Process 3) Map Waiver and Coastal Development Permit for the conversion of an existing duplex into two residential condominium units and requesting a waiver for underground utilities at 654-656 Rosemont St. The 0.137 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area.

DPR Motion: Findings CAN be made for a Map Waiver and Coastal Development Permit for the conversion of an existing duplex into two residential condominium units and requesting a waiver for underground utilities at 654-656 Rosemont St. The 0.137 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. The Subcommittee recommends that sidewalk and gutter NOT be extended beyond the current extents so as to maintain the community character.

- No new sidewalk or curb and gutter along project frontage along draper
- No new curb ramp at corner of Draper and Rosemont
- No new sidewalk or curb and gutter adjacent to project on Rosemont

(Gaenzle / Ragsdale, 6-0-2)

Pulled from August consent calendar.

16.0 Companion Units--Review submitted suggestions for modifications to the Companion Unit Ordinance passed on a first reading by the San Diego City Council and take action on which/if any suggestions should be presented to the City Council to be considered at the September 12 second hearing. Presenter: Phil Merten

17.0 UCSD Coastal View and other Coastal Issues-- INFORMATION ONLY -- Presenter: Mike Costello and others 10-15 minutes.

18.0 Subdivision 8280 Calle del Cielo, 8303 La Jolla Shores Drive - La Jolla (Process 4) Coastal Development Permit, Site Development Permit, Tentative Map for creation of eight lots with private drive and common improvements for drainage and stormwater management. Construction of eight new single family dwelling units with attached garages. The 4.45 acre site is located in the Non-appealable Coastal Overlay Zone and CHLOZ at 8280 Calle Del Cielo, in the SF zone of the La Jolla Shores PDO of the La Jolla Community Plan Area in Council District 1.

PRC Motion: To table project until next month's meeting 2-2-3. Motion Fails.

PRC Motion: The findings cannot be made for the 8280 Calle Del Cielo Subdivision 4-1-2

LJCPA Action: July 6, 2017 Motion to postpone final decision 1-2 months (Emerson/Donovan) (15-0-1) See July and August minutes for details on previous discussion

19.0 Announcement of the October LJCPA Minutes-Taker – Tom Brady

20.0 Adjourn to next LJCPA Meeting: October 5, 2017, 6:00 PM



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President: xxxxxxxx

Vice President: Helen Boyden

2nd Vice President: Bob Steck

Secretary: Dede Donovan

Treasurer: Janie Emerson

DRAFT MINUTES –

Regular Meeting | Thursday, 3 August 2017, 6:00 pm

Trustees Present: Ahern, Boyden, Brady, Collins, Costello, Courtney, Donovan, Emerson, Gordon, Merten, Rasmussen, Shannon, Steck, Weiss

Trustees Absent: Little, Palmer, Will

1.0 Welcome and Call to Order:

6:05pm

Call to order, 2nd Vice President Bob Steck

It was announced that the meeting would close at 9:30 pm and any items not heard by then would be continued to the next meeting.

2.0 Adopt the Agenda

Motion to Adopt Agenda (Emerson/ Courtney) (13-0-1) Motion Carries

2.0 Meeting Minutes Review and Approval

Motion to Approve Minutes (Donovan/ Courtney) (13-0-1) Motion Carries

4.0 Officer Reports

4.1 Treasurer

Beginning Balance as of 7/1/17 \$ 485.19

Income

· Collections \$ 143.00

· CD Sales \$ 0

Total Income \$ 143.00

Expenses

Agenda printing \$ 129.07

· AT&T telephone \$ 82.96

Total Expenses \$ 212.03.10

Net Income/(Loss) \$(69.03)

Ending Balance of 6/30/17 \$ 416.16

4.2 Secretary

Report on upcoming minute takers:

August: Emerson/Gordon

September: Courtney

October: Brady

November: Merten

December: Donovan

Standard report on membership eligibility

LJCPA Agenda Packet

September 7, 2017

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

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5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry –

Rep: **Mauricio Medina**, 619-236-6611, mauriciom@sandiego.gov

Mauricio made presentation on activities in District 1:

- Announced Barbara will be hosting a Town Hall meeting regarding short term vacation rentals on Wednesday, August 30th, 6:00 -7:00 pm at the La Jolla Community Center. Barbara is hoping to pass an ordinance that respects the home owner and retains the character of the neighborhood.
- La Jolla Shores Boardwalk will be named Walter Munk Way with a celebration in October 2017 to commemorate his 100th birthday. Barbara is encouraging the entire community to come to celebrate his 100th birthday

5.2 78th Assembly District: Assemblymember Todd Gloria

Rep: **Javier Gomez** 619-236-6633 javier.gomez2@asm.ca.gov

- No report

5.3 39th Senate District: State Senator Toni Atkins

Rep: **Chevelle Newell Tate**, 619-645-3133, Chevelle.Tate@sen.ca.gov

- Handed out the monthly newsletter
- Gave an update on current legislation
 - California has extended the cap and trade bill on greenhouse gasses
 - Will Recess on 08/21 – when they return they will work on Affordable Housing Package
 - SB2 Creates funding
 - SB3 \$3 billion housing bond
 - SB35 streamlined affordable housing package

6.0 President's Report – Information only unless otherwise noted

6.1 Information on Special Election to be held September 7, 2017 from 3:00 to 7:00 PM

There are two candidates running for one seat.

Cindy Greatrex and Matt Mangano

6.2. Project Updates

- a. Blue Heron Appeal filed June 13, 2017—because LJCPA filed an Environmental Appeal, the appeal will be heard by the City Council –date to be determined
- b. Hillel Project to be heard at City Council (Process 5) postponed to Monday October 2, 2017 at 2:00 pm due to improper noticing of the ROW vacation
- c. Pulled July consent item 10.8 (Seawall Maintenance) to be heard September 2017
- d. City Staff will present on TPR Corridor at the September LJCPA meeting

6.3 Help Wanted

- a. Trustee to represent LJCPA at Community Planners Committee Meetings Fourth Tuesdays downtown from 7:00 to 9:00 PM
- b. Interested member to review City email notices about La Jolla's potential historical buildings (45 years and up) that are proposing remodels, demolitions etc.

6.4 Membership Committee –Appoint member Andrea Kaplan Russell

6.5 Candidate Forum --Presentations by candidates for the open seat expiring in 2020

Cindy Greatrex was not present due to illness – her statement of candidacy was read by Helen Boyden
Matt Mangano – Presented his statement of candidacy

Both candidates' statements are available on the La Jolla CPA website at:

<http://www.lajollacpa.org/elections.html>

6.6 Report on Companion Unit Ordinance approved by City Council on a first reading on July 24, 2017- Second reading scheduled for September 12, 2017 **INFORMATION ONLY**

a. Fact sheet and General Information – City Planner Marlon Pangilinan

Provided information on the Companion Unit Ordinance

- Second reading on the ordinance will be September 12
- Described current definition of a “Granny Flat” and described the proposed changes

b. Comments from Trustee Merten

Made statement and provided handout in opposition to the ordinance

Major points – zero lot line, second floor allowed to be right to property line and allows additional rental units without requiring additional parking

- see additional discussion under General Public Comment below

c. Comments by others –

- **Darcy Ashley** – provided handouts and made presentation

- emphasized that state mandate makes it clear that communities maintain their character and there is no requirement to implement the municipal ordinance city-wide

- **Mark Lyon, Dede Donovan, Helen Boyden, Janie Emerson** -made comments and asked questions, a lengthy discussion followed. A group including **Phil Merten, Darcy Ashley, Janie Emerson and Mark Lyon** was charged with collecting suggestions for changes to the Ordinance for the LJCPA to review. The topic will be on the September agenda as a voting item.

7.0 Non-Agenda Public Comment

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.

7.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@san Diego.gov

7.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>

No report

7.3 General Public:

a. Dan Linn – made comments about Kolmar Residence at 257 Kolmar Street

b. Charlie Hine – presented a petition to add a ramp from La Jolla Parkway to I-5 North

8.0 Non-Agenda Trustee Comment

a. David Gordon – noted that several items on La Jolla CPA website are out of date, specifically the names of members of the sub-committees.

b. Ray Weiss – Requested that the city trim the rest of the shrubs on the Torrey Pines Rd. view corridor.

9.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.

9.1 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml>

No report

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html>

No report

9.3 UC San Diego Long Range Development Plan CAG <http://lrdep.ucsd.edu>

Donovan reported that at the latest meeting, the University requested topics for discussion that the community feels are important to the communities. Some discussion was taken up and will continue at the next meeting.

10.0 Consent Agenda- Action Items

The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Monday, 4:00 pm

DPR – Development Permit Review Committee, Chair TBD, 2nd & 3rd Tuesday, 4:00 pm PRC –

La Jolla Shores Permit Review Committee, Chair Dave Gordon 4th Tuesday, 4:00 pm

T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

→ See Committee minutes and/or agenda for description of projects, deliberations, and vote.

→ Anyone may request a consent item be pulled for full discussion by the LJCPA.

→ Items “pulled” from Consent Agenda are trailed to the next LJCPA meeting.

Items 10.1, 10.2, and 10.5 were pulled.

10.1 ~~La Jolla Blvd CDP/MW – 7209 & 7211 La Jolla Blvd~~ (PROCESS 3) FLAT FEE Coastal Development Permit and Map Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non-Appealable), at 7209 & 7211 La Jolla Boulevard in the RM-1-1 of the La Jolla Community Plan area within Council District 1.

DPR Motion: Findings CAN be made for a Coastal Development Permit and Map Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non-Appealable), at 7209 & 7211 La Jolla Boulevard in the RM-1-1 of the La Jolla Community Plan area within Council District 1. (Will / Collins, 6-1-1)

PULLED: TRUSTEE: BRADY (concerns about permits)

10.2 ~~Incentive-Based Coastal Development Proposal~~ – A resolution regarding a recommendation to the CPA for a general support of the concept. Presented by Sharon Wampler and Diane Kane.

DPR Motion: Motion to recommend the latest iteration of the incentive based exemption to CDP for the residential base zone portions of La Jolla (LJ Shores and PDO zones excluded) to be endorsed by CPA and sent downtown. (Recommend you demonstrate to CPA how/when it will come back through community groups after city edits).

(Will / Gaenzle, 7-0-1)

PULLED: TRUSTEE: BOYDEN (needs to be heard by all sub-committees before it comes before LJCPA)

10.3 Bodas Residence -6947 Country Club Drive (Process 2) Coastal Development Permit and Lot Line Adjustment for the demolition of an existing single dwelling unit and construction of a 6.521 square foot single dwelling unit. The 0.89-acre site is located within the non-appealable area of the coastal overlay zone at 6947 Country Club Drive in the RS-1-4 zone of the La Jolla Community Plan area.

DPR Motion: Findings CAN be made for a Coastal Development Permit and Lot Line Adjustment for the demolition of an existing single dwelling unit and construction of a 6,521 square foot single dwelling unit. The 0.89-acre site is located within the non-appealable area of the coastal overlay zone at 6947 Country Club Drive in the RS-1-4 zone of the La Jolla Community Plan area. (Kane / Collins , 7-0-1)

10.4 Megdal Residence 6003 Vista de la Mesa - (Process 2) Coastal Development Permit to demolish a dwelling unit and construct a new 4,670 square-foot single dwelling unit and attached 527-square-foot garage located at 6003 Vista De La Mesa. The project scope also includes a 2,897-square-foot subterranean basement. The 0.22-acre site is located within the Coastal Overlay Zone and RS-1-7 Zone of the La Jolla Community Plan area, Council District 1.

DPR Motion: Findings CAN be made for a Coastal Development Permit to demolish a dwelling unit and construct a new 4,670 square-foot single dwelling unit and attached 527-square-foot garage located at 6003 Vista De La Mesa. The project scope also includes a 2,897-Sq ft subterranean basement. The 0.22-acre site is located within the Coastal Overlay Zone and RS-1-7 Zone of the La Jolla Community Plan area, Council District 1. (Collins / Will, 7-0-1)

10.5 ~~Rosemont Duplex MW 654-656 Rosemont Street~~ (Process 3) ~~Map Waiver and Coastal Development Permit for the conversion of an existing duplex into two residential condominium units and requesting a waiver for underground utilities at 654-656 Rosemont St. The 0.137 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area.~~

~~**DPR Motion:** Findings CAN be made for a Map Waiver and Coastal Development Permit for the conversion of an existing duplex into two residential condominium units and requesting a waiver for underground utilities at 654-656 Rosemont St. The 0.137 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. The Subcommittee recommends that sidewalk and gutter NOT be extended beyond the current extents so as to maintain the community character.~~

- ~~● No new sidewalk or curb and gutter along project frontage along draper~~
 - ~~● No new curb ramp at corner of Draper and Rosemont~~
 - ~~● No new sidewalk or curb and gutter adjacent to project on Rosemont~~
- ~~(Gaenzle / Ragsdale, 6-0-2)~~

PULLED: TRUSTEE: RASMUSSEN

10.6 Campos Residence 8501 Avenida De Las Ondas: (Process 3) Coastal Development Permit and Site Development Permit for a 670 sq ft first floor addition and 1,908 sq ft second floor addition, including a garage, spa and new deck to an existing dwelling unit. The 0.47 acre site is located at 8501 Avenida De Las Ondas within the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.

PRC Motion: Findings CAN be made for Coastal Development Permit CDP and Site Development Permit SDP for Project #: 534717 Vote 6-0-1 (1 abstained "lack of familiarity")

10.7 Ardath Residence – 2509 Ardath Road (Process 3) Coastal Development Permit & Site Development Permit

for the addition of 344 square feet and remodel of existing residential single dwelling unit for a total of 3,920 square feet of construction. The 0.34 acre site is located at 2509 Ardath Road in the Coastal (Non-Appealable) overlay zone within the LJSPD-SF base zone of the La Jolla community plan area within council district 1.

PRC Motion: Findings CAN be made for Coastal Development Permit CDP and Site Development Permit SDP for Project #: 531990 Vote 7-0-0

Motion to Approve Consent Agenda (items 10.1, 10.2 and 10.5 pulled) (Emerson/ Donovan) (13-0-1)
Motion Carries

The following agenda items, are “Action Items,” unless otherwise noted and may be *de novo* considerations.

Prior actions by committees/boards are listed for information only.

11.0 Addition of Stanchions to Outline Striped ‘No Parking’ Area where Playa Del Norte meets Neptune Place. **T&T Motion:** To Approve the addition of Stanchions to outline striped “No Parking” Area where Playa Del Norte meets Neptune Place: 7-0-0. Pulled from July consent calendar.

Harry Copperman – (resident) made presentation in favor of the stanchions – concerns were safety and quality of life.

Glenn Rasmussen – (had pulled it from July consent agenda) concerns for view corridor and traditional use of the area

Motion to Continue to next month to allow trustees to make site visits (Donovan/ Ahern) (7-6-1) Motion Carries

12.0 Subdivision 8280 Calle del Cielo, 8303 La Jolla Shores Drive - La Jolla (Process 4) Coastal Development Permit, Site Development Permit, Tentative Map for creation of eight lots with private drive and common improvements for drainage and stormwater management. Construction of eight new single family dwelling units with attached garages. The 4.45 acre site is located in the Non-appealable Coastal Overlay Zone and Coastal Height Limit Overlay Zone at 8280 Calle Del Cielo, in the Single Family (SF) zone of the La Jolla Shores PDO of the La Jolla Community Plan Area in Council District 1.

PRC Motion: To table project until next month’s meeting 2-2-3. Motion Fails.

PRC Motion: The findings cannot be made for the 8280 Calle Del Cielo Subdivision 4-1-2

LJCPA Action: July 6, 2017 Motion to postpone final decision 1-2 months (Emerson/Donovan) (15-0-1)

See July minutes for details on previous discussion

Project was heard at LJSPRC four times (3 for information, once for voting) Reasons for returning to PRC were a) Substantial Conformance Review, b) Drainage Concerns, c) Individual House Plan Compatibility, d) Surrounding Area Compatibility

Presentation made by applicant –

Addressed specific concerns of neighbors Schenk, Segal and Volker

Presentation made by Phil Merten representing Lynn Schenk and Bernie Segal (neighboring residents)

Comments made by other neighbors and the public:

Christine Doemeny

Cameron Volker

Bernie Segal

Tony Crisafi
Bob Whitney
Mark Liebowitz

Major topics of discussion were Substantial Conformance Review (SCR), storm runoff drainage and Cycle Issues.

Other concerns were real estate values, mansionization of the neighborhood, designs for this project include houses with two stories over a basement garage while the neighborhood to the south is limited by CC&R's to one story over a basement garage, traffic and parking congestion on the existing portion of Calle Del Cielo.

Cycle Issues: There was a lengthy discussion on cycle issues and conflicting reports as to the status of cycle review signoffs.

SCR: Phil Merten's concern was that in a planned Development Unit, an SCR can be approved by the homeowners association (HOA) without city staff involvement and if this project is approved with a PDU, a new owner could make substantial design changes without having to be reviewed by the community groups. Marlon Pangilinan presented documentation that this is contrary to city policy and procedures and that any project not meeting the SCR will have to be reviewed by the community groups. He provided a letter signed by the city Project Manager, Francisco Mendoza verifying the procedures. Several members of the public and trustees expressed concern that the city might not follow their own procedures and non-conforming changes could be approved without going through public review.

Storm Runoff Drainage: The applicant reported and presented plans showing that more than 90% of the storm runoff drainage will be directed to a newly installed underground storm drain pipe (built and installed to city standards) running the length of Calle Del Cielo and connecting to the existing underground storm drain pipe on Calle Del Oro. They reported that the capacity of both of these storm drain pipes will accommodate all of the expected runoff from this site as well as existing runoff on Calle Del Oro and Calle Del Cielo. Applicant also reported that there will be no need for installing a storm drain pipe along the private drive to La Jolla Shores Drive. This new design will substantially decrease the amount of runoff down the private drive and through the properties that border the private drive.

At the conclusion of the discussion, public comment on this issue was closed.

Motion that this be set over until all the major issues have been addressed by the City and documented to the satisfaction of the trustees and that we have further assurances about substantial conformance. (Emerson/ Boyden) (12-0-0) Motion Carries (Merten Recused, Courtney not present)

13.0 UCSD Coastal View and other Coastal Issues-- INFORMATION ONLY

Presenter: Mike Costello and others 10-15 minutes.

Postponed to future meeting due to time constraints.

14.0 Incentive-Based Zoning for Coastal Development –INFORMATION ONLY

New Language for SD LDC Sec. 126.0704--Exemptions from a Coastal Development Permit

Presenter: Diane Kane and/or Eric Lindebak 10-15 minutes

Postponed to future meeting due to time constraints.

15.0 Rebuttal to Down-Zoning—Presenter: Mark Lyon – 10-15 minutes—INFORMATION ONLY

Postponed to future meeting due to time constraints.

16.0 Announcement of the September LJCPA Minutes-Taker – Dan Courtney

17.0 Adjourn to next LJCPA Meeting: September 7, 2017, 6:00 PM

La Jolla Planned District Ordinance Committee

Chair: Deborah Marengo

DRAFT MINUTES– MONDAY, August 14, 2017

4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1

Present: Fortune, Pitrofsky, Marengo, Forbes, Parker

Visitors: Claude Anthony Marengo, Ashley Mackin

1. **Public Comment** – Issues not on today's agenda (2 minutes maximum.)

None

2. **Chair Report / Board Discussion**

- a. Review and Approve July Minutes

Pitrofsky motion to approve/seconded by Parker

Vote: 4-0-1.

3. **Recommendations to CPA Committee**

a. Project Name:	EC English School
Address:	7979 Ivanhoe Avenue, La Jolla, Ca 92037
Project Number:	None
PDO Zone:	Zone 1 and Coastal Overlay Zone
Applicant:	Claude-Anthony Marengo
Agent:	Claude-Anthony Marengo, Marengo Morton Architects
City Project Manager:	Francisco Mendoza, Development Project Manager
Date of App Notice:	7/26/17
Scope of Work:	Conditional Use Permit to convert an existing second Floor office space to a 5,597 square foot Vocational School. Use conforms with LJPDO section 159.0210 And 159.0211

Chair Marengo recused herself from the chair and Fortune acted as temporary Chair. This project was presented by Claude Anthony Marengo. Discussion followed.

We find that this project conforms with the PDO regulations and a motion to approve was made by Pitrofsky, seconded by Parker. Vote: 4-0-1. Marengo abstained. Motion Passes.

4. **Recommendations to DPR Committee**

- a. None

5. **Information Items**

- b. None

Meeting adjourned at 4:53pm

Respectfully submitted,

NEXT MEETING – MONDAY, SEPTEMBER 11, 2017

Please check <http://www.lajollacpa.org> 72 hours prior to meeting, meeting may be cancelled if no projects are on the agenda.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT DEBORAH MARENGO , CHAIR, 858-459-3769

OR dmarengo@san.rg.com

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City of San Ramon, Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

LJCPA Agenda Packet

September 7, 2017

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La Jolla Planned District Ordinance Committee

DRAFT MINUTES – MONDAY, MAY 8, 2017 (continued)

Sheila Fortune for
Peter Ovanessoff, Acting Secretary

NEXT MEETING – MONDAY, JUNE 12, 2017

Please check <http://www.lajollacpa.org> 72 hours prior to meeting, meeting may be cancelled if no projects are on the agenda.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT DEBORAH MARENGO , CHAIR, 858-459-3769

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LJOPA Agenda Packet

September 7, 2017

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LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Committee Report – August 2017

COMMITTEE MEMBERS PRESENT:

Aug 8, 2017: Collins, Costello, Gaenzle, Kane, Leira, Ragsdale.

Aug 15, 2017: Collins, Costello, Kane, Leira, Ragsdale, Welsh, Will

1. NON-AGENDA PUBLIC COMMENT

8/8/17 Costello: We had two projects approved here that we had to pull when going to CPA.

There were things we missed and we need to be more careful. We will approve minutes by email in order to get approved minutes to the CPA for their next meeting.

8/15/17 Costello: City issued a notice for an Emergency CDP and SDP for 5368 Calumet sea wall repair. It is unknown if they will they come to the Community for review of the CDP as they have in the past.

2. FINAL REVIEW 8/15/17

Project Name: Hardiman Residence
5626 Dolphin Place

Permits: CDP

Project No.: 550448

DPM: Pancho Mendoza

Zone: RS-1-7

Applicant: Joshua Wood

(Process 3) Coastal Development Permit for the demolition of existing Single Dwelling Unit and construction of a new SDU of two stories over basement with a total of 4,110 square feet of new construction. The 0.11 acre site is located at 5626 Dolphin Place in the coastal (Appealable) overlay zone of the RS-1-7 base zone in the La Jolla community plan area.

APPLICANT PRESENTATION: 7/11/2017 (Joshua Wood)

- Passed out site photos and material board
- 2400sf, 1235sf basement, 475sf garage on alley
- Dolphin place side is all pedestrian, back of sidewalk is PL
 - Pull retaining wall off sidewalk (add planting)
- Entry level is bedrooms, living above, Master in back of entry level
- Large front lawn, 23'-8" front setback where 15' required
- 10-10 + 5-2 side setbacks, touch 5' setback at alley garage
- Upper level (inverted floor plan) opens front and back
 - Second floor stepped back on all but East side
- Basement, Family, Garage, Exercise (high windows)
- Brick, wood, glass, stucco
- Presented perspectives
- Large two story glass element with lightwell, to bring light down to basement
- Frosted/obscured glass at stairs for neighbor privacy, and ground level bathrooms
- 8' of grade change across lot (NE to SW) – steep slope beside garage to be planted out.

COMMITTEE QUESTIONS: 7/11/2017

- **Welsh** – Relation to neighboring houses? – presented phot montage – all 2 story
 - Common retaining along sidewalk, proposed to setback and landscape to buffer
 - Grade of home behind? 5-6' higher at grade level
- **Welsh** – neighbors? Applicant has reached out. Neighbors are here
- **Gaenzle** – FAR? Allowable=2628, 2400 above grade, 226 of garage counted (2626) – basement and garage combined 1710 sf
- **Kane** – transition to home on East is abrupt

PUBLIC COMMENT: 7/11/2017

- **Randy Kelly** – Took work to figure out where to go. (this meeting needs better notification) 1929 Spanish classic 800 sf being demolished, 5x larger structure, concerned about density/character, diminish views, floor area workarounds, 30' height grading, opposed to project without cutbacks to satisfy neighbors.
 - Chair suggestion to public to compare FAR/height to neighborhood
 - Kelly – what is intent of FAR? ... control visible bulk and scale
 - Kane – FAR items not included is loophole.
 - Kelly – request accommodation to affected homes
- **David Shepards** – Remodeled, but chose not to go up second floor. Other neighbors exhibited similar restraint
- **Jordanna Marsh** – Concerned about mansionization, why “downtown urban element” (per applicant presentation). Other neighbors view is completely gone. Vacation home?
- **Theresa Leshner** – Picture is “killing her” Received notice of project, architect reached out last week, shocked/sad. Purchased last year (forever home). They hired a LJ architect who prepared them to lose first floor views but not second floor. Grading allows applicant to start higher than current home. Current plan will eliminate most of Westerly views and all of views from some areas. Storage on second floor deck blocks partial view, requested movement towards Dolphin or lower. Architect said it is possible with redesign. Sent letter to Hardimans. No response. Request to lower 2'. Presented graphic representations of proposed impacts on view. Deck looks into master bedroom. Glass rails would help. Did not expect to lose second floor.
 - **Costello** – CCC and SDMC and LJCP do NOT protect private views.

COMMITTEE DISCUSSION: 7/11/2017

- **Costello** – Neighbors should be good neighbors
- **Leira** – Neighbors home looks further setback.
 - Floor to Ceiling heights?, 9 basement/11 main/10 upper
 - Work with neighbors to lower floor to ceiling heights, think there is opportunity to lower
 - Applicant presented image of how much more the neighbor still maintains view
 - Main level is up 2' from current
- **Gaenzle** – upper level storage would be great to get rid of. East elevation is too long/plain, not articulation, 60' long
- **Leira** – remove storage on second floor deck or reduce and rotate 90° to reduce disruption to neighbors

- **Kane** – poor transition to neighboring home with long East wall. Style is too urban.
- **Gaenzle** – main level, where is west neighbor obstruction? Neighbor (west) roof matches proposed upper level ceiling. Can home slide North? Please investigate.
- **Leira** – Strong elements need to allow some flexibility, consider lower ceiling heights.
- **Kane** – total height – 30', 24.5' height
- **Will** – angled building setbacks? – 6' below

FOR FINAL REVIEW: Please provide for the next presentation

1. Consider design changes, discuss with client/neighbors
 - a. Consider breaking up East wall
 - b. Consider eliminating or turn second floor deck storage 90°
 - c. Consider lower floor to ceiling heights
 - d. Try shifting house North
 - e. Consider glass walls at rear deck
2. Cross section at neighbors, window alignment, add to section B
3. Aerial View

Applicant requested to return July 18, 2017

APPLICANT PRESENTATION: 7/18/2017 (Joshua Wood)

- Site section including neighbors on E and W.
- Lowered main level 6' to 10' (from 10'-6')
- Follows trend of roof heights down slope of Dolphin Pl
- Easterly elevation
- Vacation home until retirement
- 10.5' overhang has support post at end, 8' of 18' deck left uncovered
 - Allows openness/shade when not in town.
- Minor material changes along front half of East elevation.
- Wall already exceeds required setback by 2', articulation would create moving closer to setback
- Aerial photo – second floor size is in keeping with neighborhood
 - Neighbor second floor is stepped back, applicant is forward, opening views for neighbor
- Opened up storage area wall by using guardrail height storage bench instead of full-height closet. View provided through new wall cutout above storage bench.
 - Explain sliding panel? – Wood sliding panel can be closed to provide owner privacy when deck is in use and left open when owners are away.
- What is offset material - Fiber Reinforced concrete “stone” look panel
- FAR is consistent in the neighborhood
- Unarticulated 2 story walls along East PL is consistent in neighborhood
- Original cottages are not the dominant archetype anymore ... eclectic neighborho

COMMITTEE QUESTIONS/DISCUSSION: 7/18/2017

- Consider glass railing – Yes, decided not to for maintenance, railing is 2' below neighbors window sill
- Setbacks?
- Height? 24'-6" from grade
- Collage from street views ... presented

PUBLIC COMMENT: 7/18/2017

- **Merten** – FAR is .5975, (4 sf left)
 - Representing some neighbors, 8 names/families
 - Cathy Carpizo, Pam Dekema, Tom and Tina Duffy, Michael Ishayik, Todd and Teresa Leshner, Jordana March, David Shepardson
 - Project exceeds FAR, 5' exemption line follows 57' contour line, deck at 62', should connect to corner (35 sf should have been counted)
 - Roof Plan: not available today
 - Parapet at one elevation (86.5')
 - Contours of existing grade below (55' at one point)
 - Roof height of 31.5' at one corner
 - Does not meet code
 - Must provide 2 parking spaces, plus 2 guest spaces. Must be provided in driveway or on street in front of project, not enough street frontage for two. (35' of frontage) ... deficient 1 space.
 - Driveway gradient limits, if greater than 5% requires 25' long transition areas, driveway slab is warped, 9% on East edge down, 6% slope up on West edge.
 - Visibility areas – adequate site lines, view up alley is blocked, visibility area is not defined for alleys and requires city attorney opinion if adequate site.
LJ Community Plan "New development should transition, setback upper floor", second floor steps forward.
 - East Elevation, translucent glazing will light up like lantern, light intrusion into neighbor. Code sections about light intrusion require light cast to stay on property.
 - Urge committee to ask applicant to come back with compliant design.
- **Jordana March** - Neighbor to West
 - Did not hear from applicant.
 - Windows look directly into bedroom windows
 - Light directly into her bedroom
 - It is difficult to park on Dolphin Place – project has insufficient parking
 - Concern for soil stability digging basement, 100 year old trees on applicants lot. Palm tree Roots wrap around street water lines
 - Concerned about flooding
 - Applicant: all site drainage mitigated on site
 - Applicant: Proposed structure does not dig deeper than neighbor
 - Alley has heavy travel, vehicle and pedestrian/bike/skateboard

- **Tom Duffy** – not suitable for neighborhood, not setbacks, style is horrendous, sticks out like a sore thumb.
- **Todd Leshner** – digesting all of this. Have discussed many specific issues for their home on the East. There are more broad issues. In extended neighborhood only saw what appeared to be 5 homes with what looked like 3 stories. 4 of the 5 had a tiered (wedding cake) design.

COMMITTEE DELIBERATION: 7/18/2017

- Applicant responses to Merten issues
 - Reviewed with city staff and engineering has been reviewed by city staff
 - Driveway slope can be worked out, his garage is not abnormal for this street.
 - None of houses on street offer the guest parking.
 - Context, next door neighbor has 2 story façade at street, this is common in neighborhood.
 - Translucent glass meant to create privacy and still provide articulation to neighbor, can provide low level lighting
 - Could be replaced with wood (Welsh)
- Need to review FAR and height issue
- Views are improved by redesign.
- Applicant: Lot looks like a vacant lot, but consistent and larger than majority of lots
- Neighbor: What is short version of historic status?
 - Applicant: full historic report and city review. Major renovations, few original elements.
- View safety, visibility triangle?
 - Applicant: Garage located at flattest place he can.
 - Applicant can adjust site storage wall if it was the only issue.
- FAR issue
 - Applicant: now there is a comment on cycle issues to review FAR issue.
- Premature to vote without answer to significant items.
- How did you lower the roof?
 - Applicant: Reduce interior space. (any more puts second floor roof in neighbors' view)
- Any opportunity to add perforated screen or redesign translucent selection at stairs.
- Would applicant be amenable to coordinate with neighbors or neighbors' representative?
- What is exempt floor area?
 - Applicant: 1484 sf is exempt from floor area. (all in basement/garage level)

Applicant Presentation (8/8/2017) Joshua Wood, Architect

Response to previous issues:

- Height. Roof line adjusted on southwest corner. Original drawings had errors. Now, grade is 56' and roof is 86'
- FAR reduced by 28.5 sf. by moving garage back from alley.

- **Parking spaces.** Architect contends that the requirement for 2 additional parking spaces and a 20' drive way does not pertain to alley access. When a garage is off the alley, a driveway is not necessary, and 2 off street parking places are not required. Current site has 38' of frontage, not enough for 2 cars. LDC Sec. 142.0520 Table 142-05B does not apply.
- **Visibility at garage.** Retaining wall canted back to provide visibility safety angle into alley.
- **Driveway gradient:** All the houses /garages in alley exceed 5%. Grades between 5%-20% can be approved by City Manager. Drive average in the center is 5.4% (3.2% at east end; 8% at west end.)
- **Glazing on East side.** Clear and translucent. Not transparent, 8% transmittance glass. Will do interior shading with shades on a timer to come down in evening.
- **Architecture.** Client wants contemporary home. Neighborhood has diverse community character. Many 2 story modern homes recently built.
- **Set Backs.** All are well within set back requirements.

Committee Deliberation (8/8/2017)

Leira: packing too much structure into available space; little room for landscaping; how does garden function with streetscape? 30 ft. height limit can be easily exceeded during construction;

Kane: what is Bird Rock community character at this point? Many projects in area approved ministerially with only LDC for guidance, not Community Plan.

Public Comment (8/8/2017)

Merten: Muni Code requires 2 off street parking spaces. LJ Com. Plan requires transitions between new and old building. building projects forward, should setback, 2nd FL & sides should step back to enough to provide light & air. Findings can't be made for CDP.

Portia Wadsworth: View corridor down alley encroached upon by new homes and construction staging; no parking on Chelsea;

Tina Duffy: new to community; project not incorporated into community; style cold/unwelcoming; 2nd floor not setback like rest of area.

Rick Kruse: Remodeled Kessling home 3 yrs. ago; only added 87 sq. ft. (SOHO award winner); lived in Bird Rock for 26 years; no lots designed to fit homes now built; no effort to accommodate neighbors.

Jordanna Marsh: lives next to property to west. Awaiting discussion with new owners; privacy of her BR windows impacted; alley very busy and impacted with beach activity.

Tod Leshner: lives to east of project. Bulk and scale a concern; drop roof height? (Wood: roof dropped 6"); applicant not talking to neighbors.

Collins: LDC observed although it doesn't please neighbors; if DPR doesn't approve, we would need a new set of rules.

Ragsdale: look for alternatives to reduce bulk & scale;

Leira: good modern design but it doesn't quite fit neighborhood; look at lowering roofline in front; look at adding third parking space re: beach impact; FAR very close to limit; consider reduction to modify bulk.

Kane: design meets LDC but pushes scale; drawings with no context not very descriptive of final product; neighbors assuming the worst; applicant needs to live in neighborhood that is very unhappy with design.

Please Provide for FINAL REVIEW:

1. Consider more flexibility in street elevation roofline
2. Consider additional underground parking (add third space)
3. Open 2nd floor wall on east elevation next to front balcony
4. Consider more solid wall in stair area to eliminate night glow
5. Talk to neighbors

Applicant Presentation (8/15/2017) Joshua Wood, Architect

- Parking is acceptable per city, no guest parking provided except one on curb in front of house.
- Break-up east wall line at front second floor deck, similar to rear where slides (front does not slide).
- Treating the 2-story window at stairs with exterior louvred system in wood (or wood color).
- Met with 3 adjacent neighbors Sunday night
 - Changed to glass rail at rear deck instead of steel bar.
 - Addressed west neighbor privacy with solid guardrail at center of house
 - Proposing a hedge row along West property line
- Changes to front were reviewed but only adding opening on East wall (front) upper level was decided.
- Character: applicant showed homes of various character within 2 block of abalone and dophin.

Public Comment (8/15/2017)

- Merten
 - Not compliant with SDMC or LJCP
 - SDMC parking, 20' driveway or if not, 2 additional spaces by some other means, on curb directly in front of curb, not enough frontage to do this “nothing in code can exempt a project from this requirement, but because no driveway, there is no requirement.” (from SD Planner)
 - No further response from city
 - Another project didn't have 20' parking, had to add underground with elevator
 - LJCP – How does bulk fit in neighborhood? Second floor should be setback, but proposed overhangs on North and West (section A) was missing for today.
 - Previous home by Josh on Abalone had better articulation
 - Parking and house should be reconfigured
- CA Marengo
 - 24' does not have to step back
 - Step away from angled plane, applicant is stepping away further than required
- Name?
 - Read a letter Catherine Carpizo, neighbor, project not consistent with neighborhood character
- Todd Leshner
 - Thanked Josh for meeting with them
 - Still disagree on bulk and scale
- Michael Ishayik
 - Lives in house to West
 - Bulk and scale (character on page 90 of LJCP)
 - Majority of neighbors oppose

- Tina Duffy
 - Low ceilings/dark is uncomfortable, low ceilings with lots of light is enough.

Committee Deliberation (8/15/2017)

- Costello – Mr. Merten asked DSD leadership to resolve parking issue
- Costello, applicant has made significant improvements
- Ragsdale, Would applicant consider moving forward on lot
- Parking is only SDMC issue and does not appear to be a problem
- Leira – parking is a big issue, glass box with terraces, opening help a lot, floor to ceiling heights create an issue. Beach cottage neighborhood – lower ceilings would help
- Kane – improvements have been positive, angled wall near garage is proposed correct? (yes), reviewed privacy concerns with neighbors. Neighbor repeated bulk and scale concern.
- Leira – section C shows impact of high floor to ceiling heights
- Will – section C shows height is consistent with neighbors
- Kane – can they lower floor heights? 6” maybe, but what does that accomplish?
- Ragsdale – FAR concerns?
- Costello – how many neighbors do not have 2 guest spaces, many do not.
- Kane – if city decides to require parking, then they will handle that.

SUBCOMMITTEE MOTION 8/15/2017: Findings **CAN NOT** be made to approve the Hardiman Residence Project: the requirement for two additional parking spaces should be resolved since the Project location is in the beach parking impact area, lack of articulation on East wall, and due to the high floor to ceiling heights, proposal as presented is inconsistent with neighborhood scale and character.

(Ragsdale / Collins 5-1-1)

In Favor: Collins, Kane, Leira, Ragsdale, Welsh

Opposed: Will

Abstain: Costello, as Chair

Motion Passes

3. FINAL REVIEW 8/15/17

Project Name: Abbott Residence CDP / SDP Permits: CDP & SDP
6340 Camino de la Costa

Project No.: 538814 DPM: Glenn Gargas

Zone: RS-1-5 Applicant: Lauren Williams

(Process 3) Coastal Development Permit and Site Development Permit for a second story addition to an existing residential single dwelling unit with detached garages for 4325 square feet of construction and a total of 9580 square feet. The 1.37-acre site is located at 6340 Camino De La Costa in the Coastal (Appealable) overlay zone within the RS-1-5 base zone in the La Jolla community plan area.

APPLICANT PRESENTATION: 7/18/2017 (Lauren Williams, Mike McCarley)

- Large property on bluff at Camino de la Costa
- Remodel only ... adding more than 10% Floor Area triggers CDP

- Proposed street trees
- Very little of house will be visible from street due to dense landscape
 - Existing/proposed house main level is 15' below street elevation
- Removing structure from 25' bluff setback.
- Front setback is 88', almost 100' back from street
- FAR is .19 where .45 allowable.
- Stepping back second floor
- Main house Sides 30' and 28' where 8' and 6'-10" required (existing garages are consistent with that, slightly further away from PL)
- 75% of lot is landscape
- City issues –
 - Importance of view corridors, proposing to make sideyard gates transparent (open) gates, no vegetation over 36" in sideyards.
 - Street trees, 6 new palms
- Mature developed landscape to remain

COMMITTEE QUESTIONS: 7/18/2017

- Can we consider this as final (no, Costello)
- Do you have an FAR study? No ... far under allowable.
- How does it look from beach, applicant presented photo
- What portion to be removed on bluff side

PUBLIC COMMENT: 7/18/2017

- Name? – represent neighbor (Midler), would like to see actual plans.
 - Is this an amendment to previous CDP? - this is a new CDP. All previous CDPs have been exercised
 - Norther garage with Lanai (2008), was a view corridor required then?
 - All existing landscape/hardscape to remain in place. Some concern that North/West palm tree has been removed.

FOR FINAL REVIEW: Please provide for the next presentation

APPLICANT PRESENTATION August 8, 2017

Mike McCarley, Matrix Design Studio

- Plans for view corridor

City requires that all landscaping is below 40" high in view corridor; site slopes down to ocean (40-50 ft. below street level) with all vegetation below 40" height as measured from sidewalk; existing solid 5 ft. wall & gate at sidewalk remain 5 ft. tall, but are 75% open (glass & metal).

Ganzle & Leira: is view corridor a straight line or a "view cone"? Can the ocean shoreline be seen from the corridor?
- Provide CDP paperwork for previous projects

2000 CDP approved but not used; expired after 3 years; 2007 CDP for pool room & outdoor area beneath garage; no recorded CCC view easement with either CDP; view easement will be recorded for this project to proceed (8'6' wide)

- Compare elevations (existing vs proposed)
Drawing provided; proposed 2nd story 12 ft. above existing
- Applicant presented materials board at earlier meeting

Committee Deliberation (8/8/2017)

Gaenzle: Lush site with a lot of landscaping; make effort to open view corridor?

Collins: Previously permitted garages are in current front & side yard setbacks. Although not part of project, can they be modified to open view corridor?

Leira: Do study to see if there is a shoreline view that can be established with tree trimming.

Please Provide for FINAL REVIEW:

- Provide study to determine if there is a shoreline or ocean view from the sidewalk
- If so, consider solution to open view corridor, IE, remove walls and plants in sideyard setback, move the garages if they are in the setback

THE APPLICANT REQUESTED A CONTINUANCE until 12 Sept 2017.

4. FINAL REVIEW 8/15 8/17

Project Name:	Vocational English School	Permits:	CUP
	7979 Ivanhoe Avenue		
Project No.:	555943	DPM:	Morris Dye
Zone:	Zone 1	Applicant:	Claude Anthony Marengo

(PROCESS 3) Conditional Use Permit to convert an existing second floor office space to a 5,957 square foot Vocational English School. The 0.60 acre site located within the Coastal Overlay zone (Non-Appealable) at 7979 Ivanhoe Avenue in Zone 1 of the La Jolla Planned District within the La Jolla Community Plan area.

APPLICANT PRESENTATION: CA Marengo

- Previous 2012 project for school site over Living Room Coffee Shop on Prospect St.
- School moving to LJ Financial Bldg. on Ivanhoe to Prospect St. side of building. Requires change in use permit. Previous application was for 300 students & 25 teachers; now, 294 students & 12 teachers;
- All classrooms on same level on the 2nd floor, with 2 access points (stairway & elevator);
- All modifications are internal to building; Project meets ADA requirements;
- Project in same traffic zone as earlier proposal; 59 existing standard parking spaces on 2 ¼ floors (4th, 5th & 6th floors);
- Previous tenant use was office with higher parking requirements (81 spaces;) 22 spaces now freed up for remainder of tenants in building;
- Day use only; rotating hours for class schedule: only 12 teachers (two also administrators).
- Earlier CUP at Living Room site not transferable to new location.

Please Provide for FINAL REVIEW 8/15/2017

1. Provide time blocks for schedule 8-6
2. How many people coming & going w/ schedule? (Expected pedestrian & traffic congestion)
3. How does class schedule parking demand correlate with available parking spaces?
4. What is age group of students?

APPLICANT PRESENTATION (8/15/2017) Claude Anthony Marengo

- Time blocks – classes 10-15 people, 8am-6pm (8-12, 12-3, 3-6)
- Expected traffic – 134 trips
- Age group – 16-60 years old (avg 20-25)
- On matrix, allowing for potential growth
- 12 staff already carpool
- Went to PDO, 4-0-1 vote in favor, Forbes concern about noise in alley, primary pedestrian entrance on Prospect only.

COMMITTEE DELIBERATION (8/15/2017)

- Why so little area? In future increase in leased area does not affect CUP, Student count is proposed higher than current so permit is robust for future growth.
- 1 space per 5 students, per prior study (proven more than adequate at last location)
- January opening.

MOTION: Kane/Leira (8/15/2017)

Findings can be made for a Conditional Use Permit to convert an existing second floor office space to a 5,957 square foot Vocational English School. The 0.60 acre site located within the Coastal Overlay zone (Non-Appealable) at 7979 Ivanhoe Avenue in Zone 1.

- In Favor: Collins, Kane, Leira, Ragsdale, Welsh, Will
- Opposed: None
- Abstain: Costello, as Chair

MOTION PASSES 6-0-1

LA JOLLA SHORES PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
MINUTES FOR AUGUST 22, 2017

In Attendance- Janie Emerson, Bob Steck, Angie Preisendorfer, Matt Edwards, Michael Czajkowski, Myrna Naegle,
Tony Crisafi 5 minutes late
absent David Gordon

1. 4:00 PM Call to Order- Janie Emerson Temporary Chair filling in for David Gordon
 2. Motion made to adopt the agenda- Bob Steck, 2nd Michael Czajkowski vote 6-0-0
 3. Motion made to adopt the minutes from July 2017- Myrna Naegle, 2nd Bob Steck vote 5-0-1 Michael Czajkowski was not in attendance in July.
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1. Non-Agenda Public Comment: None
 2. Non -Agenda Committee Member Comments-None
 3. Chair Comments- Discussion about moving meeting Day and time to provide enough time to get the minutes delivered to the PRC. Decided the 3rd Monday 4:00pm Starting November 20, 2017

• **DOSTART RESIDENCE (2nd review)**

- Project # 549333
- Type of Structure: Single Family Residence
- Location: 3115 Bremerton Place
- Applicant's Rep: Presentation by a representative of Joseph Reid
(858) 456-8555 jreid@isarchitecture.com
- Project Manager: Gaetano Martedi (619) 446-5329 gmartedi@sandiego.gov
- **Project Description** (Process 3) Site Development Permit for the demolition of an existing 2,681 sq ft single story, single family home and construct a new 5,103 sq ft two-story single family residence with attached garage and cover rear patio on a 15,007 sq ft lot. Existing FAR: .18 New FAR: .34

Observing existing setbacks: Front 20'; Side North 8'-10'; Side South 8'-11'
Front porch encroaches 6'-0" into front setback
Structure Heights Existing 13'-0" Proposed 24'-7 1/2"
the 0.34 acre site is located at 3115 Bremerton Place in the LJSPD-SF base zone of the La Jolla community plan area within district 1.

Findings can be made for the Site Development Permit (SDP) and Coastal Development Permit (CDP) for Project # 549333. Motion made by Tony Crisafi and 2nd by Myrna Naegle

Vote 5-0-2 abstains Janie Emerson- acting Chair, Michael Czajkowski- Friend of presenter

• **GREENBERG RESIDENCE**

- Project # 556536
- Type of Structure: Single Family Residence
- Location: 8276 Paseo Del Ocaso
- Applicant's Rep: Michael Morton (858) 459-3769 michael@marengomortonarchitects.com
- Project Manager: Martha Blake (858) 446-5375 mblake@sandiego.gov

Project Description: (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing dwelling and construct a 4,902 sq ft two story dwelling with a 784 sq ft basement, swimming pool and spa located at 8276 Paseo Del Ocaso. The 0.12 acre site is located within the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within the Council District 1.

5' North side set back, 4' South side setback, 18' rear setback, 18' driveway-19 to the property line.
22' roof in the front of the house, didn't get the total height with the roof deck...25'-27'?

Mary Little direct west neighbor worried about losing privacy in living room and back yard from the new second story balcony off the main living quarters. Also worried about the and drainage to her property.

Peggy Davis nearby neighbor was concerned about the soils report and the existing water table. Michael Morton explained the basement will be 10' deep and the soils report dated May 2017, stated the water table is at 16'

Trustee comments:

Matt Edwards: Liked the finishes, but was concerned vertical face on the North and South side no articulation, no air or light, felt the second story needed be smaller to give a break in the vertical walls, needs a 20' driveway so cars can park without blocking the sidewalk.

Bob Steck: expressed concern about the .89 FAR most of the homes in the area are considerably less in La Jolla Shores. Morton said The Shores has no FAR requirements.

Tony Crisafi: Like the exterior finish, uncomfortable with the side setbacks on the second floor too aggressive, needs more articulation, west side pulled in. Mr Crisafi stated the FAR metric relates to the homes 44% is area average, this project .89% Mitigating the massing would help. Also a 20' driveway.

Angie Preisendorfer concerned about neighbors privacy and the FAR massive for the lot.

Myrna Naegle concerns about the cycle issues not completed. Sec. 113.0240@

Janie Emerson, Concerns bulk and scale, articulation of the 2nd story, Privacy from the 2nd story deck, and the driveway not 20' from the property line.

This Project has been continued....

Presentation Proposal for Incentive Based Zoning for Coastal Development modifying the process for Coastal Development Permits (**SD LDC SEC. 126.0704**) Sharon Wampler and Diane Kane.

Tony Crisafi made a motion to move to Septembers meeting so we have time to review/ discuss with the City. Myrna Naegle made the second. vote 7-0-0

Presentation- Proposal (information only)

MOTION - Moved to return Modifying the the Coastal Development charter, to the LJSPRC September meeting for further discussion as an action item.

Moved - Tony Crisafi 2nd - Myrna Naegle

Vote: 7-0-0

LA JOLLA TRAFFIC AND TRANSPORTATION BOARD
Regular Meeting: Wednesday August 16, 2017

Members Present: Dave Abrams, (Chairperson) LJCPA, Tom Brady LJCPA, Donna Aprea LJTC, Patrick Ryan BRCC, Erik Gantzel BRCC, Brian Earley LISA, Aaron Goulding LJVMA, Corey Bailey LJVMA

Members Absent: Nancy Warwick LJTC, Darryl Tschirn LISA

Approve Minutes of: Wednesday June 21, 2017 **Motion to Approve: Brady, Second: Earley 7-0-1 (Ryan)**

Public Comments on Non-Agenda LJ&T Matters:

Bill Robbins asked about the status of the four commercial parking spaces at the Cove. He invited parking enforcement to come down and see those four commercial parking spaces and he told the Board that some of the officers stopped writing tickets but some did not. Parking tickets are still being written on them and he reminds the Board that this is something we did not approve for more than one commercial space on a trial basis and that LJCPA did not ratify (*Agenda Item 2, March 15, 2017*). Bill advised there needs to be signage and better striping on those four parking spaces. Brian pointed out that when we make recommendations it does not always mean the City will accept them as it appears to be in this matter. LJ&T is just an advisory board for the City. Dave will contact City staff for a resolution.

Catharine Douglass appears before the Board with a picture of a crashed car on its side with its roof sheared off, the result of a collision with the house that is located on the corner of Torrey Pines and East Ivanhoe. This house appeared on the front page of the La Jolla Light several weeks ago. It has been the target of four car crashes due to excessive speeds at that intersection.

Catharine is asking the Board if the City has anything that can be put up as a barrier to protect personal property but also pedestrians. There are not many places to cross Torrey Pines so the intersection of East Ivanhoe which has a traffic light has a lot of pedestrians. The driver of the car in the picture went through the intersection at 55 mph and flipped her car into the home taking out the chimney but if a pedestrian had been there they would have been killed. Catharine is asking if the City has anything they might be able to install if she went to them for help. Dave responded that he received a phone call from the resident of the house that was damaged in the collision. The resident spoke to City staff and initiated an evaluation of the intersection which is something that LJ&T would have done. Dave advised her to contact him when she receives a definitive response from the City with any improvements for the intersection and he will put it on our Agenda.

Zack Hayman commented on the traffic light on Girard Ave. at Pearl St. The center lane is used for drivers turning right from Girard Ave onto Pearl but it is also used by drivers continuing straight on Girard. When a driver does not turn right and wants to go straight on Girard they stop and doing that “kills the lane”. When the light turns green arrow, right turn drivers end up merging into the right lane to turn because the other lane is stopped. It is creating a mess at that intersection. Dave responded that there is a tremendous volume of traffic at that intersection and if its tinkered with there may be other complications but he will contact City staff to ask them if they have any ideas for improvements.

Tresha Souza in the audience for the So Fine on Kline Agenda Item supports what Mr. Hayman is saying about the traffic conditions on Pearl at Girard. She called the City about it. There should be dedicated turn arrow lights at that intersection to keep the traffic flowing because as it is right now one driver can stop traffic waiting to turn right. Ms. Souza said a City staff member came down to survey the traffic at that intersection and his findings were inconclusive. Dave asked her who she spoke to and she could not recall their name only that it was a City traffic engineer. Dave asked her to call him if she can find the name of the staff member she spoke to because it could help him expedite communication with the City.

A final comment from a gentleman in the audience referenced the excessive speeding on Gilman Drive stating that Gilman Drive should be renamed Gilman Highway. San Diego Police Officers seem to have turned Gilman over to UCSD and don't really care about residents who live on the street. Dave responded that there is excessive speeding on most of our streets throughout La Jolla. Dave will include Gilman Drive when he speaks to City staff about the other issues that have been brought to our attention.

No further public comments.

Agenda Item 1: Election of Officers Nominated from June Meeting:

Chairperson: D. Abrams

Vice Chairperson: B. Earley

Secretary: D. Aprea

Motion to Approve Slate of Officers for 2017-2018: Brady/Ryan 5-0-3 (Abrams, Earley, Aprea)

Agenda Item 2: La Jolla Art and Wine Festival- Request for Temporary Street Closures on portions of Girard Ave, Wall Street, and Silverado Street for the annual fundraising event benefitting La Jolla Public Schools on Saturday October 7 and Sunday October 8 (Laurel McFarlane) **Action Item**

Two-day festival showcases over 400 Artists, a festive wine and beer garden featuring 16 different wineries and 12 different craft breweries, a silent auction, a family center, Gepetto's

will host a children's center, there will be a food court offering a variety of different food, live music throughout the day and entertainment. Attendance is expected to surpass 20,000 people. Because of their high record of attendance sponsorship has increased allowing them to give even more funds to the Elementary and Middle Schools. Saturday hours 10 am to 7 pm. Sunday hours 9 am to 6 pm.

Street closures begin Friday Oct 6 at 5:00 pm for set-up of load-ins and end Sunday October 8 at 11:00 pm for clean-up and load-out. 24 hour Security will be provided both days.
Affected Streets that will be closed:

Girard Ave between Prospect and Torrey Pines Rd.
Silverado between Drury Lane and the alley west of Herschel.
Wall Street between Girard Ave and the alley west of Herschel.
Nothing has changed from last year's event.

Board discussion began with Tom advising that this event is always very well attended and is supported by the Village Merchants Association. The LVMA voted to approve it at their last meeting.

Aaron asked what percentage of retailers and artists are from this community. Laurel mentioned there are about 45% new artists participating in this year's event and Aaron asked what percentage are from La Jolla. Laurel is in charge of production not securing the artists but she can find out for him. This is something Aaron really wants to know because her event is going to impact the community and business owners. Aaron owns an Art Gallery in the Village and every time they have their event his business drops significantly. He is speaking for all the other artists in this town when she says there is a 45% increase in new artists and he is asking what does that do for the other artists. Laurel advised that the Committee members for the LJ Art and Wine Festival all live and work in La Jolla their children attend schools here, the last thing they want to do is negatively impact a merchant. She encouraged him to reach out to the committee they are very creative and enjoy finding unique things to do. Aaron has suggested that being an art and wine festival perhaps art gallery owners here should be invited to participate and be a part of it. Laurel will ask Sherry (Ahern) to contact him.

Aaron asked for an estimate of the dollars that have been fundraised for the schools. Laurel responded that since they started the event close to a million dollars has been raised. Brian commented that \$45,000 is estimated to be raised this year. Laurel responded estimates are very fluid since weather and the silent auction plays a role in the outcome. Erik asked is it worthwhile to shut the village down for 3 days just to raise \$45,000.00 dollars and Laurel responded that yes it is because the schools would be impacted without it.

Motion to approve temporary street closures for portions of Girard, Silverado, and Wall Street on October 7-8 for the annual La Jolla Art and Wine Festival: Earley, Second: Ryan 8-0-0

Agenda Item 3: So Fine on Kline- Request for Temporary Street Closure of Kline Street between Girard Ave and Herschel Ave related to the 5th annual event on Sunday November 12. (Tresha Souza) **Action Item**

Festival site includes the street and sidewalk in front of the Church and school property from corner of Girard and Kline to Kline and Herschel.

Set up begins: Saturday 11/11/17 2:00pm
Event Starts: Sunday 11/12/17 9:00am
Event Ends: Sunday 11/12/17 5:00pm
Take Down: Sunday 11/12/17 9:00pm

Starting at 2pm Saturday afternoon Nov 11 San Diego Traffic and Transportation Dept will close the street down on Kline at Girard up to Herschel to mark out the vendor booths and set the stage up. Mary Star of the Sea has that whole block so the closure is only impacting them. Festival will start at 9am Sunday morning. Area restaurants participate. They will have a beer and wine garden. Some of the proceeds from their event goes to the Merchants for their Fourth of July Fireworks Show but their event is not really a fundraiser for them; more like a community family festival that everyone is invited to attend.

During public comment Scott Noya, a parishioner of St. Mary's, is familiar with the festival and the schools and he supports the street closure for the Festival. It's a minimal impact closure since the Church has the entire block and it's a fun time for their church community. No further comments

Motion to approve temporary street closure on Kline St between Girard and Herschel Ave on Sunday November 12 for the 5th annual So Fine on Kline Event: Brady, Second: Gantzel 8-0-0.

Agenda Item 4: La Jolla Shores Fall Fest- Request for Temporary Street Closure of a portion of Avenida de la Playa for the 10th annual event on Sunday October 15 (Sharon Luscomb)
Action Item

Angie Preisendorfer, President of the La Jolla Shores Business Association, explains it's their 10th annual Fall Festival but it's the first time they are requesting a portion of Avenida de la Playa be closed. Businesses and restaurants participate and children are running back and forth across the street for snacks and treats. This year they decided for safety reasons to close down the street for a few hours. The street closure is for a small portion of Avenida de la Playa, just one

block between Calle De La Plata and El Paseo Grande however it affects Shore Rider Bar, Piatti's and Barbarella's within that small area.

Angie submitted letters of endorsement to the Board from the affected businesses but Dave asked her if she received some resistance from anyone else who may be impacted by the closure. Angie responded that there was some concern over lost parking spaces for a few hours but she believes the street closure is safer for the children.

Patrick asked about the hours of the closure and they want 11-5. The Festival begins at 1:00pm and ends at 4:00pm but they need time for set up and clean up. He asked about the number of parking spaces that would be lost for those few hours and Angie responded there are 12 on each side for a total of 24 spaces. There will be a diversion around the closure but Avenida de la Playa is very accustomed to detours and diversions courtesy of the water main construction that has been ongoing for several years. This is the first time they are closing a block of the street down and do not yet know what the city will ask them to do.

Brian sits on the La Jolla Shores Assn Board and represents them here on LJ&T. He noted that the Athenaeum had great success with their street closure the first time they asked for one and he advocated for the Fall Fest street closure to Angie and the LISBA at the Shores Board meeting. The number of people and the children running around meant a street closure would ensure their safety. It would also encourage more people to walk around to the businesses who have suffered for the last 3 years with all of the construction surrounding them.

Motion to approve temporary street closure of a portion of Avenida de la Playa on Sunday October 15 for the 10th annual La Jolla Shores Fall Fest: Ryan, Second: Bailey 8-0-0

Agenda Item 5: - City Proposed Controls for the Herschel Ave/Kline Street Intersection-
Revised pedestrian crossing striping and temporary bulb-outs to enhance pedestrian safety requested by Stella Maris Academy (Julie Hollis) **Action Item**

City Traffic Engineers noted that there is no data showing any accident history or related problems at this intersection besides the concern of the parents and school staff.

City proposed temporary bulb-outs will try to simulate the effects of bulb-outs using striping and pylons, therefore, it's a temporary installation depending on how well they work. The channelizers (pylons) will be the same dimension and style as the ones in Neptune Place and Playa del Norte. Bulb-outs are usually completed by concrete work which would require a CIP project.

Patricia Lowell is the Principal of Stella Maris Academy. Stella Maris will be celebrating their 70th year in September and when the original structure was built they did not have any traffic issues.

Today the Academy sits on 3 corners of Herschel Ave with Cadence rounding out the 4th corner of the intersection that has a 4 way stop sign. The stop signs are not effective and they have been trying to solve the problem of slowing down the traffic at that intersection.

Ms. Lowell has noted that when drivers are making the right turn at all corners of the intersection they are driving very fast and they are not slowing down so the turns become very sharp. This is a problem for their students and teachers crossing the intersection to attend classes in other buildings. She told the Board about a Kindergartener who was swinging her lunch bag while crossing the street. A car travelling very fast at the same time touched her lunch bag as she was swinging it. MS Lowell described the incident as a close call and in January they called the City for help. The School asked them for traffic lights but because of the 4 way stop signs city staff told them they could not have the traffic lights but bulb outs might be more appropriate for the intersection. Ms. Lowell has heard from people in neighborhoods that have the bulb outs that it does slow traffic down and she is asking the Board to help them obtain the bulb outs for their intersection.

Patrick clarifies that this is just an application for temporary delineators and nothing more and Ms. Lowell agrees that it is a temporary measure to see if the bulb outs have any effect on slowing down the traffic. Patrick uses the example of the bulb outs at the bottom of Capri and Hidden Valley going north on Ardath choking in the sides of the street so drivers cannot cut the corner. This is what Stella Maris Academy wants for their intersection.

The delineators will force drivers to drive in the center of the street and may cause traffic to back up so several board members are not certain if this is the right solution for the intersection but Ms. Lowell wants to try it. Patrick comments that to make roads safe they have to feel dangerous to the driver and doing this does slows traffic down. He would have had a problem if the channelizers were going to cause a loss of parking spaces but it appears that the channelizers will be placed in the red zones of the intersection. Patrick considers doing this for a one year trial in case it does cause a traffic nightmare on the intersection.

Board members want to consider other options for traffic calming on the intersection but this is the City proposed measure that is on the table. If it does not work out the City can reverse course and consider other methods.

Public comment: Scott Noya comments that he served on the Stella Maris school board when his children attended the school. He also lived a few blocks from the intersection so he knows it well. It was a very busy intersection in the past that has become increasingly busier due to the traffic on Torrey Pines Road. Drivers are cutting off on Torrey Pines at Ivanhoe and blowing through the intersections on Kline to get to where they need to go. As a cyclist he sees a lot of traffic back-ups. Traffic backing up on Herschel Ave should not be an issue and this is a pilot

project that the city wants to try, so it seems to him that this is something we should try as well. Aaron spoke to Mr. Noya directly advising him that what we propose for the intersection might affect his cycling as well; he will lose about 10' of space and getting pinched in as well. Mr. Noya responded that when he feels unsafe on his bike he takes the lane which he can do.

Tom wants this proposal to be a one year trial to see how well it works and if it works out well it could be made permanent. The re-striping will not be affected by our one year trial.

Motion to Approve City's proposed temporary pedestrian safety improvements at the Herschel Avenue/Kline Street intersection on a one-year trial basis with an effectiveness evaluation to occur at the conclusion of that timeframe: Brady, Second: Bailey 8-0-0

Agenda Item 6: Resident Request for Consideration of Special Area for La Jolla residents to park at La Jolla Shores Beach- Referral from Barbara Bry, City Council, for review of this topic. (David Ellman) **Discussion Item**

David Ellman, a resident of La Jolla, has asked the Board to consider a special area of La Jolla Shores Beach for La Jolla residents to park their vehicles. This is a discussion only item.

Brian starts the discussion by advising there would have to be parking permits issued and someone would need to patrol the lot for parking permits. Dave believes meter maids would be responsible for doing that along with their other tasks. Dave believes that Mr. Ellman just wants an exclusive area in the Shores for La Jolla residents but determining who is a La Jolla resident may have its own issues.

Tom advises that the City has a policy on residential permits which would apply to us as City residents. Mr. Ellman would have to get a petition going for interested residents. Tom feels it would open up questions as to how many permits are issued to residents; would it be by the number of families living at an address which could be taken as unfair if there is a single family residence vs multiple family residence. It becomes complicated.

Patrick knows it is done well in other cities; Seattle and San Francisco issue them by zones, it requires a lot of management overhead. In some cities it comes down to the vehicle; license plate numbers are written on the permit and the permit is attached to the rear of the vehicle. The city would need a residential permit computer system to keep track of them and then be able to enforce it.

Erik believes that the proposal as conceived is not designed to allow people to park in their own area around their home, it is to provide a benefit to the entire community of La Jolla just to park in an area at the Shores. Here is a zone where anyone from this community can park and it is at a public resource. It is not protecting the residents living there; it is setting aside a City resource for everyone in this community. The proposal becomes problematic when setting aside an area for people who need it the least at the expense of people who need it the most.

Dave references the money source for the City from selling the permits to those residents for exclusive use of the area. Patrick considers that would become an access issue because the residents who can most afford the permits would purchase them and the residents who least can afford it could not participate.

Tom notes that Mr. Ellman is the only one he knows of that has expressed an interest in residential parking permits. If he has the stamina to get the facts and comply with all of the City regulations pertaining to the permit process then Tom would encourage him to do it. However, the proposal is so complex it borders on nightmarish and several board members have expressed some discomfort with it.

Brian advises the Board that Mr. Ellman did not appear at the La Jolla Shores Assn Meeting with his proposal.

Dave will contact Mr. Ellman.

Adjournment: Meeting was adjourned at 5:05pm

Next Meeting: September 20, 2017 Dave announced that the Chairperson and Secretary will be out of town that date. Brian will fill in for the Chairperson and Nancy will fill in for the Secretary.

Respectfully submitted: Donna Aprea, Secretary